

16-514 DISTRICT "C-1" CENTRAL BUSINESS DISTRICT.

514.1 INTENT. The intent of this district is to provide a zone which will accommodate the broad range of retail shopping activities and service and office uses that are normally found in the core area of a city.

514.2 PERMITTED USES. In District "C-1" no building, structure, land, or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered, except for one or more of the following uses:

A. Retail sale of goods and services including or similar to the following, but excluding any use specifically listed in District C-2 or District C-3:

Goods:

Apparel;  
Antiques;  
Appliances;  
Automotive parts;  
Bakeries (retail only);  
Books and periodicals;  
Cameras and photo equipment;  
Carpet & floor coverings;  
Consumer electronics;  
Department stores;  
Drugs and cosmetics;  
Flowers and plants;  
Food (incl. candy, meat & specialty items);  
Furniture and home furnishings;  
Greeting cards and stationery;  
Hardware;  
House wares and kitchenware;  
Jewelry, watch and clock sales and repair;  
Music and musical instruments;  
Office supplies and equipment;  
Package sales of alcoholic liquor or cereal malt beverages;  
Paint and wallpaper;  
Pet stores;  
Sporting goods & bicycles;  
Toys and hobby supplies, crafts;

Service:

Alterations and tailoring;

Appliance and electronics repair;

Art galleries and studios (incl. photo);

Barber shops and hair salons;

Banking and financial institutions;

Churches;

Dry cleaning and laundry pick-up or coin-operated laundry and dry cleaning operations classified as low hazard in applicable codes.

Health or fitness/martial arts clubs, dance studios;

Interior decorating;

Medical, dental and health offices;

Mortuaries and funeral parlors;

Non-profit institutions of a religious, educational, charitable or philanthropic nature;

Office buildings for professional, commercial, industrial, religious, instructional, public and semi-public purposes, providing no goods, wares or merchandise shall be prepared for sale or sold on the premises. A portion of the office building may be occupied and used as a drug store, barber shop, cosmetologists shop, cigar stand or newsstand, snack shop or cafeteria when such uses are located entirely within the building with no entrance from the street or visible from any sidewalk, and have no sign or display visible from outside the building indicating the existence of such use;

Optical shops;

Parks, playgrounds and community buildings owned and operated by the City or County;

Photocopying and retail printing;

Picture framing;

Public buildings;

Restaurants, taverns; microbreweries/brew pubs associated with a restaurant;

Service clubs and organizations, except those whose primary activity is a service that is customarily carried on as a business;

Shoe repairs;

Theater, stage;  
Veterinarian (domesticated pets only);  
Video rental.

- B. Apartments other than on the ground floor.
- C. Accessory uses customarily incidental to the uses permitted in "C-1" Central Business District.

(Ord. 2003, Sec. 3)

514.3      **CONDITIONAL USES.** The following be allowed by conditional use permit when submitted to and reviewed, and approved by the Planning Commission and City Council, under such conditions as to operation, site development, signs and time limit as may be deemed necessary.

- A. Hotels and Motels, subject to the following conditions:
  - 1. The use must be located in close proximity to an arterial street as designated in the Community Development Plan.
  - 2. All driveways, parking, loading, and vehicular circulation areas shall be per City construction standards.
  - 3. A site plan indicating ingress/egress, off-street parking, loading areas, on-site traffic circulation, landscaping, and building elevations shall be submitted to the Planning Commission for considerations with the conditional use permit.
  - 4. The Planning Commission may attach such other conditions as deemed necessary to provide compatible development.
- B. Bed and Breakfast - subject to the following conditions:
  - 1. The use must be located on or in close proximity to a designated collector or arterial street designated in the Comprehensive Plan.
  - 2. One parking space per guest room shall be provided in addition to the required parking for the residence.
  - 3. All parking and vehicle access areas shall be paved with asphalt or concrete.
  - 4. All parking areas shall be screened with landscaping or fencing from adjacent properties.
  - 5. The owner(s) or manager(s) of the facility shall reside in the residence.
  - 6. No accessory structures shall be utilized as the facility.

7. A site plan shall be submitted for approval by the Planning Commission indicating the site layout, access, parking, and screening.

8. The Planning Commission may attach such conditions as deemed necessary to provide for compatible development.

(Ord. 2003, Sec. 3)

514.4 INTENSITY OF USE REGULATIONS.

A. MINIMUM LOT AREA: None.

B. MINIMUM LOT WIDTH: None.

(Ord. 2003, Sec. 3)

514.5 HEIGHT REGULATIONS.

A. MAXIMUM STRUCTURE HEIGHT: None.

(Ord. 2003, Sec. 3)

514.6 YARD REGULATIONS.

A. MINIMUM FRONT YARD: None.

B. MINIMUM SIDE YARD: Nine (9) feet when adjacent to a residential district, otherwise none.

C. MINIMUM REAR YARD: Twenty-five (25) feet when adjacent to a residential district, otherwise none.

(Ord. 2003, Sec. 3)

514.7 USE LIMITATIONS.

A. No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.

B. No business establishment shall offer or sell food or beverages where consumption is primarily intended to occur in parked motor vehicles.

C. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any adjacent property and no glare is visible to any traffic on any public street.

D. A solid or semi-solid fence, hedge or wall at least six (6) feet, but not more than eight (8) feet high, and having a density of not less than eighty (80) percent per square foot, shall be provided adjacent to an adjoining residential district unless the adjacent residential district and the commercial development are separated by a street right-of-way. Said fence or wall shall be maintained in good condition by the owner or owners of the property in the "C-1" District.

E. Buildings should be oriented so that the front or side of the building faces the public street frontage of the property. In unique situations due to the design of the lot with double or triple

frontages where it is necessary to orient a rear elevation towards a public street, all loading and services areas shall be screened from public view with landscaping, berming, facade walls, or fencing.

(Ord. 2003, Sec. 3)

- 514.8 PARKING REGULATIONS. One off-street parking space in the side or rear yard shall be provided for each 250 square feet of service floor area. (See Article 10 for additional parking requirements.) (Ord. 2003, Sec. 3)
- 514.9 SIGN REGULATIONS. See Article 12. (Ord. 2003, Sec. 3)
- 514.10 LANDSCAPING. See Article 11. (Ord. 2003, Sec. 3)